

# UNOFFICIAL COPY

## TRUSTEE'S DEED (ILLINOIS)



Doc#: 1612034028 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/29/2016 09:34 AM Pg: 1 of 4

THIS INDENTURE, made this 21<sup>ST</sup> day of April, 2016, between Daniel Romano and Florence Romano, as Trustees of The Donald J. Romano, Sr. Trust created under the Donald J. Romano Sr. Annuity Trust U/A/D October 29, 2001 and as Trustees of the Donald J. Romano, Sr. 2015 Trust U/A/D 10/22/15, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered in pursuance of a certain trust agreement dated October 22, 2015, and known as **The Donald J. Romano, Sr. Trust created under the Donald J. Romano Sr. Annuity Trust U/A/D October 29, 2001**, Grantor, and **Donald J. Romano, Sr. 2015 Trust U/A/D 10/22/15**, Grantee.

WITNESSETH, that said Grantor in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustees, and of every other power and authority the Grantor hereunto enabling, does hereby convey and Quit Claim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

See Legal Description Attached as Exhibit "A"

commonly known as: 1040 N. Lake Shore Dr, Unit 35D, Chicago, Illinois 60611  
Permanent Tax No: 17-03-202-061-1124

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold, the same unto said party of the second part, and to the proper use, benefit and behoove, forever, of said party of the second part.


This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

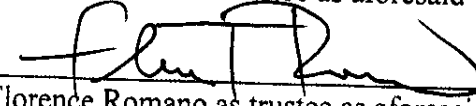
Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*CVB*

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IN WITNESS WHEREOF, the Grantor, **The Donald J. Romano, Sr. Trust created under the Donald J. Romano Sr. Annuity Trust U/A/D October 29, 2001**, by Daniel Romano and Florence Romano as aforesaid Trustees, hereunto sets their hand and seal the day and year first above written.

 (SEAL)  
Daniel Romano as trustee as aforesaid

 (SEAL)  
Florence Romano as trustee as aforesaid

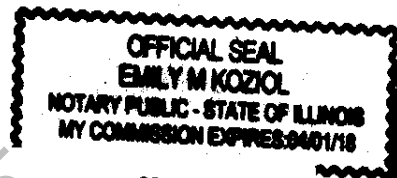
State of Illinois County of Cook ss.

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel Romano and Florence Romano, as Trustees of **The Donald J. Romano, Sr. Trust created under the Donald J. Romano Sr. Annuity Trust U/A/D October 29, 2001**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustees for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>ST</sup> day of April, 2016.

Commission Expires: April 1, 2018

  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		29-Apr-2016
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-03-202-061-1124 | 20160401693228 | 1-556-86-560

Real Estate Transfer Tax Law 35 ILCS 200/31-45 and Cook County Ord. 83-0-27 par. 1  
Sign Emily M. Koziol  
4-21-2016

THIS INSTRUMENT WAS PREPARED BY:

SEND SUBSEQUENT TAX BILLS TO:

Marc C. Smith  
Fox Rothschild LLP  
353 N. Clark St, Ste 3650  
Chicago, Illinois 60654

Donald J. Romano, Sr.  
1040 N. Lake Shore Dr.  
Unit 35D  
Chicago, Illinois 60611

MAIL TO:

Donald J. Romano, Sr.  
1040 N. Lake Shore Dr, Unit 35D  
Chicago, Illinois 60654

REAL ESTATE TRANSFER TAX		29-Apr-2016
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

17-03-202-061-1124 | 20160401693228 | 0-277-995-840

\* Total does not include any applicable penalty or interest due.

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## LEGAL DESCRIPTION

UNIT NO. 35-D AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): LOTS 1, 2, 3, 4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED EAST TO THE EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT NO. 19333014 IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO TOGETHER WITH LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 3 1/2 FEET THEREOF OF SAID LOT 3) IN PALMER AND BORDENS RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION, BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 OF CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

LOT 4 AND SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORESAID PALMER AND BORDENS RESUBDIVISION WHICH LIES NORTH OF A LINE COINCIDENT WITH THE SOUTH LINE OF LOT 4 IN AFORESAID OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMERS LAKE SHORE DRIVE ADDITION TO CHICAGO ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CARLYLE APARTMENTS INC., RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 19899524; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Commonly known as 1040 N. Lake Shore Dr, Unit 35D, Chicago, IL 60611  
PIN: 17-03-202-061-1124

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 21, 2016

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 21<sup>st</sup> day of April, 2016  
Notary Public Michelle A Reader

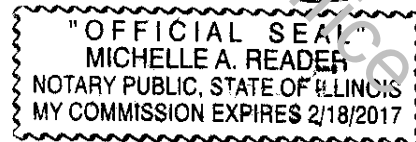


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date April 21, 2016

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 21<sup>st</sup> day of April, 2016  
Notary Public Michelle A Reader



**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)